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0148.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

763,300 / 763,300

USE VALUE:

763,300 / 763,300

ASSESSED:

763,300 / 763,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEINHOUSE ANDREW & JACQUELYN
Owner 2:	
Owner 3:	

Street 1: 148 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	STEINHOUSE ANDREW & JACQUELYN -
Owner 2:	-

Street 1: 148 WEBSTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1843 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7286																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	763,300			763,300				
Total Card		0.000	763,300			763,300	Entered Lot Size			
Total Parcel		0.000	763,300			763,300	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	752,000	0	.	.	752,000	752,000	Year End Roll	12/18/2019
2019	102	FV	667,600	0	.	.	667,600	667,600	Year End Roll	1/3/2019
2018	102	FV	591,500	0	.	.	591,500	591,500	Year End Roll	12/20/2017
2017	102	FV	540,000	0	.	.	540,000	540,000	Year End Roll	1/3/2017
2016	102	FV	540,000	0	.	.	540,000	540,000	Year End	1/4/2016
2015	102	FV	521,500	0	.	.	521,500	521,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEINHOUSE ANDR		74518-350	1	4/22/2020	Convenience		1	No	No	
PACE EMILY &		64310-146		10/1/2014		549,000	No	No	No	
CAROWELL LLC		62071-189		6/21/2013		520,000	No	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2018								
3/13/2014								

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Measured	DGM	D Mann
3/13/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc:		# Units:						
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR		
View / Desir:				Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G15	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 5	Baths: 2	HB					
Const Mod:				% Own: 58.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:		1	8	5					
Avg Ht/FL: STD				Functional:				Additions:									
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:									
Sec Int Wall:		%		Special:				Baths:									
Partition: T - Typical				Override:				Plumbing:									
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 295.00				General:									
Subfloor:				Size Adj.: 1.21972322				COMPARABLE SALES				SUB AREA					
Bsmnt Gar:				Const Adj.: 0.98000199				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ		
Electric: 3 - Typical				Adj \$ / SQ: 352.623									GLA	Gross Liv Ar	1,843		
Insulation: 2 - Typical				Other Features: 91397											Rate - AV	Undepr Value	
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1 - Oil				NBHD Inf: 1.14999998													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC: 100		Adj Total: 937720													
Solar HW: NO	Central Vac: NO			Depreciation: 174416													
% Com Wall	% Sprinkled:			Depreciated Total: 763304													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 044.A-0001-0148.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
Total Special Features:																	
Total:																	